

EXHIBIT "A"

**TRACT 1**

A 5.453 ACRE TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 11 WEST OF THE 2ND PRINCIPAL MERIDIAN, CLARK COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO THE DOROTHEA J. POUND LIVING TRUST AND THE ROBERT E. POUND LIVING TRUST, RECORDED IN BOOK 297, PAGE 106 OF THE DEED RECORDS OF CLARK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 BEARS NORTH 86 DEGREES 48 MINUTES 25 SECONDS WEST, A DISTANCE OF 2,478.98 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1018763.52, E:1198743.02;

**THENCE** NORTH 68 DEGREES 03 MINUTES 58 SECONDS EAST, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 161.26 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID NORTHEAST 1/4;

**THENCE** SOUTH 00 DEGREES 23 MINUTES 43 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 2,477.25 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 12 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN BEARS NORTH 89 DEGREES 37 MINUTES 04 SECONDS EAST, A DISTANCE OF 2,680.88 FEET;

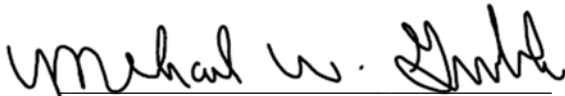
**THENCE** SOUTH 89 DEGREES 11 MINUTES 51 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 00 DEGREES 23 MINUTES 43 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 1,136.45 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 04 DEGREES 00 MINUTES 54 SECONDS WEST, A DISTANCE OF 1,188.03 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 00 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 96.48 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 237,512 SQUARE FEET OR 5.453 ACRES OF LAND, MORE OR LESS.

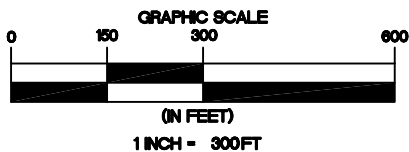
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 035-002683  
STATE OF ILLINOIS PROFESSIONAL  
DESIGN FIRM LICENSE NO. 184.006475

DATE: 07/28/2015

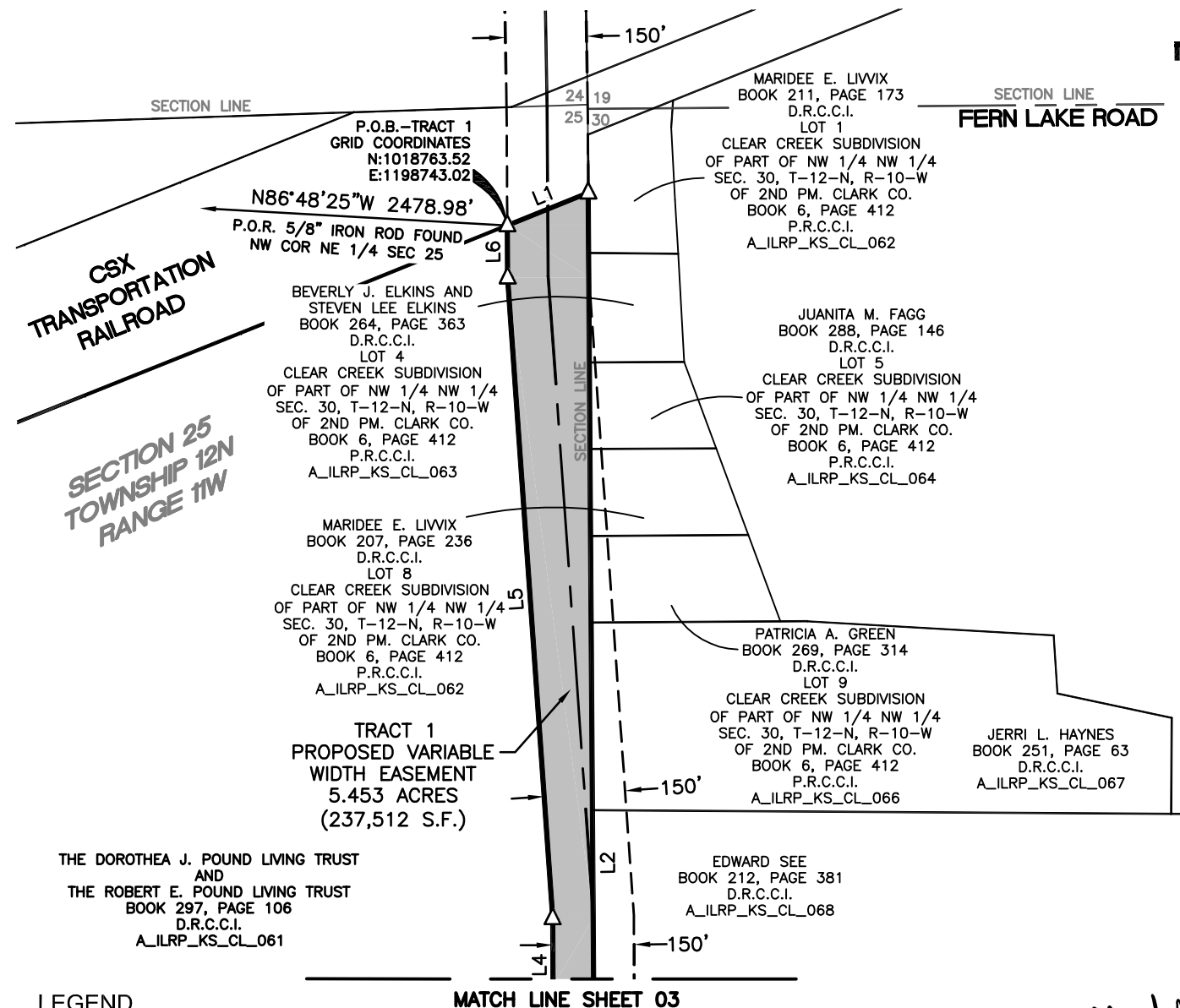




# EXHIBIT "A"

TRACT 1

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## LEGEND

C.R.C.C.I. COURT RECORDS  
CLARK COUNTY, ILLINOIS

D.R.C.C.I. DEED RECORDS  
CLARK COUNTY, ILLINOIS

P.R.C.C.I. PLAT RECORDS  
CLARK COUNTY, ILLINOIS

P.O.B. POINT OF BEGINNING

P.O.R. POINT OF REFERENCE

△ CALCULATED POINT

2 | 1  
11 | 12

TYPICAL SECTION CORNER

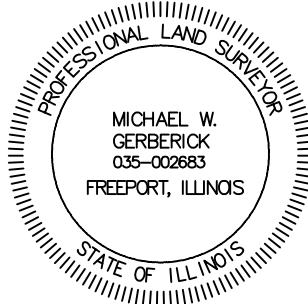
SECTION LINE

SUBJECT PROPERTY LINE

PROPERTY LINE

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT



*Michael W. Gerberick*

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## NOTES:

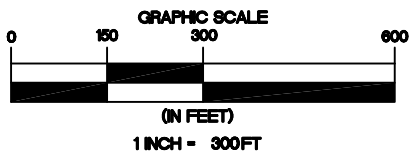
1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 06

PROJECT: ILLINOIS RIVERS  
JOB NUMBER: 32359  
DATE: 07/28/2015  
SCALE: 1"=300'  
TRACT ID: A\_ILRP\_KS\_CL\_061  
DRAWN BY: JC



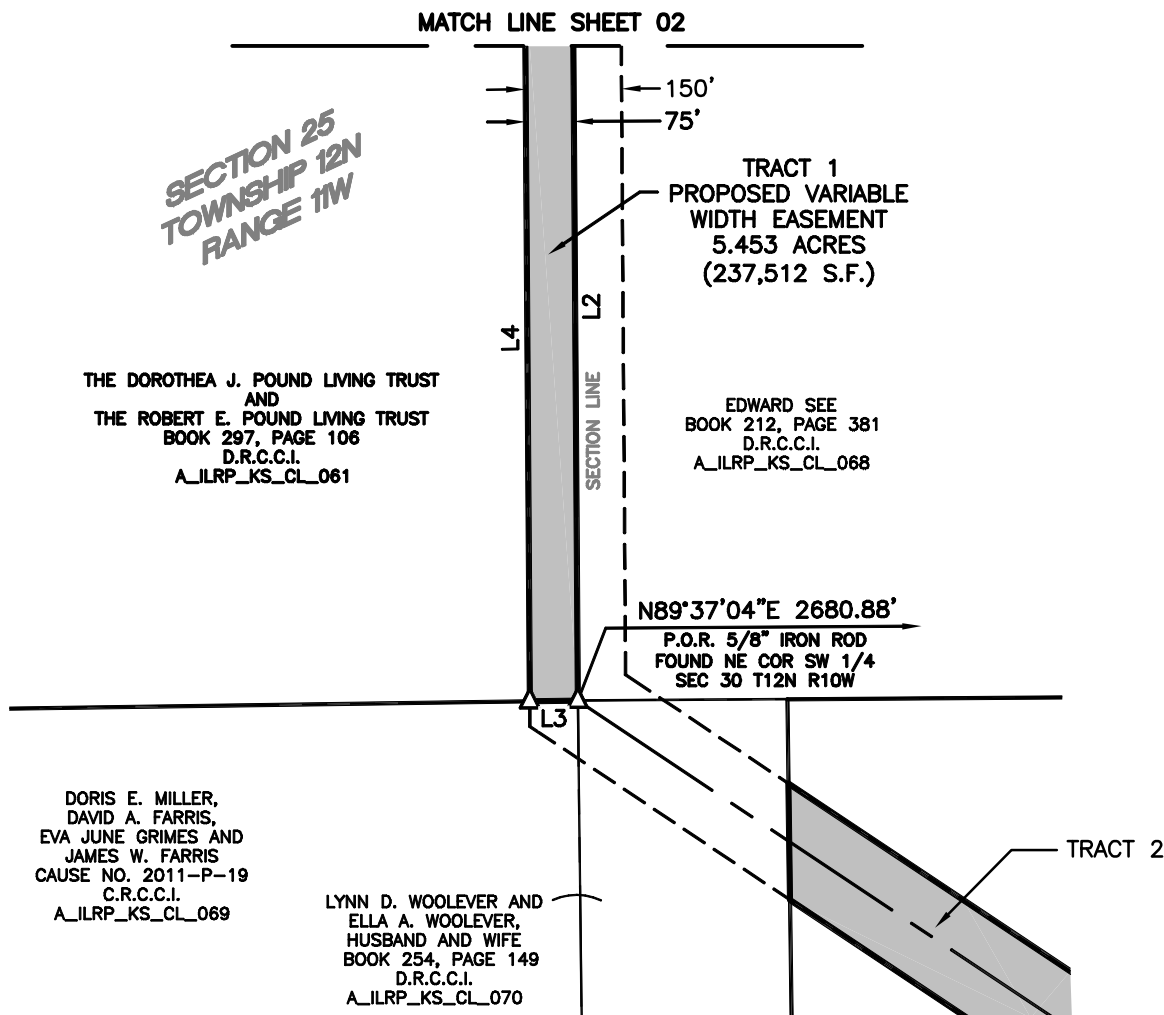
150' TRANSMISSION  
LINE EASEMENT  
SUGAR CREEK TO KANSAS  
SECTION 25, TOWNSHIP 12 NORTH, RANGE 11 WEST  
SECTION 30, TOWNSHIP 12 NORTH, RANGE 10 WEST  
OF THE 2ND PRINCIPAL MERIDIAN  
CLARK COUNTY, ILLINOIS



# EXHIBIT "A"

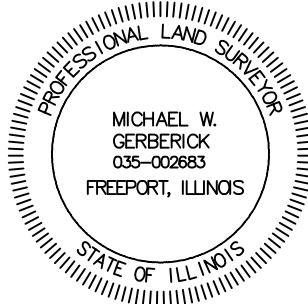
TRACT 1

ATXI Exhibit 2.3 Part FF  
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## LEGEND

C.R.C.C.I.	COURT RECORDS CLARK COUNTY, ILLINOIS
D.R.C.C.I.	DEED RECORDS CLARK COUNTY, ILLINOIS
P.R.C.C.I.	PLAT RECORDS CLARK COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
$\frac{2}{11} \frac{1}{12}$	TYPICAL SECTION CORNER
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



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## NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 03 OF 06

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 07/28/2015
SCALE: 1"=300'
TRACT ID: A_ILRP_KS_CL_061
DRAWN BY: JC



150' TRANSMISSION  
LINE EASEMENT  
SUGAR CREEK TO KANSAS  
SECTION 25, TOWNSHIP 12 NORTH, RANGE 11 WEST  
SECTION 30, TOWNSHIP 12 NORTH, RANGE 10 WEST  
OF THE 2ND PRINCIPAL MERIDIAN  
CLARK COUNTY, ILLINOIS

EXHIBIT "A"

**TRACT 2**

A 7.096 ACRE TRACT OF LAND SITUATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 12 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, CLARK COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO THE DOROTHEA J. POUND LIVING TRUST AND THE ROBERT E. POUND LIVING TRUST, RECORDED IN BOOK 297, PAGE 106 OF THE DEED RECORDS OF CLARK COUNTY, ILLINOIS (D.R.C.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE SOUTH LINE OF SAID WEST 1/2, FROM WHICH A 3/4-INCH IRON PIPE FOUND AT THE SOUTH 1/4 CORNER OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 11 WEST OF THE 2ND PRINCIPAL MERIDIAN BEARS SOUTH 89 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 3,911.28 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1013719.10, E:1200217.99;

**THENCE** NORTH 00 DEGREES 55 MINUTES 56 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 1,683.29 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 56 DEGREES 17 MINUTES 53 SECONDS WEST, A DISTANCE OF 1,140.91 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID POUND TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO LYNN D. WOOLEVER AND ELLA A. WOOLEVER, HUSBAND AND WIFE, RECORDED IN BOOK 254, PAGE 149, D.R.C.C.I.;

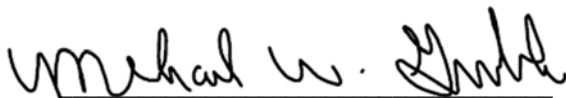
**THENCE** NORTH 00 DEGREES 46 MINUTES 14 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 181.95 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 BEARS NORTH 86 DEGREES 24 MINUTES 50 SECONDS EAST, A DISTANCE OF 2,356.13 FEET;

**THENCE** SOUTH 56 DEGREES 17 MINUTES 53 SECONDS EAST, LEAVING SAID COMMON LINE, A DISTANCE OF 1,231.44 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID WEST 1/2;

**THENCE** SOUTH 00 DEGREES 55 MINUTES 56 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 1,814.20 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2;

**THENCE** SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 309,082 SQUARE FEET OR 7.096 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



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